

## NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 36, BLOCK 2, THE LAKEVIEW ADDITION, SECTION II, IN THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 45, PLAT CABINET A, SLIDE 45, PLAT RECORDS, CALDWELL COUNTY, TEXAS.

Security Instrument: Deed of Trust dated March 10, 2017 and recorded on March 10, 2017 as Instrument Number 2017-001211 in the real property records of CALDWELL County, Texas, which contains a power of sale.

Sale Information: March 03, 2020, at 1:00 PM, or not later than three hours thereafter, at the main entrance of the new Caldwell County Judicial Center located at 1703 S. Colorado Street, Lockhart, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by CRYSTAL HERNANDEZ, DANIEL HERNANDEZ, NICOLE WATTS secures the repayment of a Note dated March 10, 2017 in the amount of \$157,102.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Filed this 9th day of Jan. 2020  
1:47 p. M  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Katrina Reejna Deputy

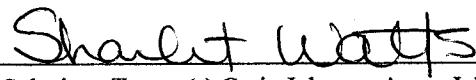


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**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, TX 75024



Substitute Trustee(s): Corin Johnson, Aaron Johnson, Trent Davis, Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Stacey Bennett, Amy Ortiz, Garrett Sanders, Maxwell Atherton, Dylan Ruiz, David Ackel, Sara Edgington, Vanessa McHaney, Sharlet Watts, Angela Zavala, Michelle Jones, Elizabeth Anderson, Richard Zavala, Jr.  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, TX 75024

**Certificate of Posting**

I, Sharlet Watts, declare under penalty of perjury that on the 9<sup>th</sup> day of January, 2020, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CALDWELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).